THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930061**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2020. Notary Public My Commission Expires: ____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 517031 **DEEDWARR**
11/16/2020 12:15:27 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00

20201116-0134894

WARRANTY DEED

Address New Owner: Infill Development Partners, LLC. 1513 16th Avenue South,0 and 73 Tusculum Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 08 0 327.00 & 162 000 054 .00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Groveland Investment Group, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Infill Development Partners, LLC., a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

PROPERTY 1: 1513 16th Avenue South - 104 080 327.00

Lot 2, Re-Subdivision of Part of Lots #47 & #54 on the Plan of O. B. Hayes Rokeby Addition, of record in Plat Book at Instrument No. 20201006-0115875in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Groveland Investment Group, a Tennessee general partnership by Special Warranty Deed from Dismas, Inc., a Tennessee nonprofit corporation, recorded on the 2nd day of June, 2017 in Instrument No. 20170602-0055406, in the Register's Office of Davidson County, Tennessee.

PROPERTY 2: 0 Tusculum Rd. - 162-000-054.00

Beginning at a point in the southerly margin of Tusculum Road, said point being at the northwesterly corner of a one-acre triangle heretofore sold and 236 feet from the northeasterly corner of the original tract; thence with the southerly margin of said Tusculum Road South 78 deg. 15 min. West 348 feet to a stake in fence; thence South 10 deg. East 1132 feet to a stake in the line dividing the Roller property and the Shacklett property; thence with said dividing line North 17 deg. East 717 feet to an elm; thence North 7 deg. 30 min. West 510 feet to the point of beginning and containing 6.22 acres, more or less, according to a survey by Z. J. Wilkinson, dated November 12, 1947.

Included in the above, but specifically excluded therefrom, is that portion thereof containing 2 acres, more or less, described in the deed from Clyde C. Hill to Selma I. Hill of record in Book 3710, Page 54, Register's Office for said County.

Being the same property conveyed to Titan Real Estate Group, LLC, by Quit Claim Deed, from James Rolland Tomason, II, Trustee of the Tomason House Trust, of record in Instrument Number 20170330-0031083, in the Register's Office of Davidson County, Tennessee, dated March 29, 2017 and recorded on March 30, 2017.

PROPERTY 3: 73 Tusculum Rd. â€“ 162 000 057.00

Beginning at a point in the southern right-of-way line of Tusculum Road, which is also the common corner of Wittemore's property, and running North 79Â° 47' East 506.0 feet to an iron pin; thence South 4Â° 38' East 497.41 feet to an iron pin; thence South 78Â° 54' West 431.02 feet to an iron pin; thence South 73Â° 30' West 222.05 feet to an iron pin; thence North 6Â° 33' West 508.26 feet to an iron pin; which is located in the southern right-of-way line of Tusculum Road; thence along said right-of-way North 73Â° 12' East 162.67 feet to the beginning, consisting of 7.57 acres, more or less.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to The Metropolitan Government of Nashville and Davidson County, by Agreed Final Order recorded in Book 5894, Page 94, in the Register's Office of Davidson County, Tennessee, and being more
particularly described as follows:

A strip or parcel of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being described according to a survey made by the Engineering Division of the Public Works Department of said Government known as Project 63-R-106, Tusculum Road.

Beginning at a point on the present southerly margin of Tusculum Road, which is also the common corner of Consolidated Developments Inc., property and running north 79Â° 47' East 139 feet to a point on the new relocated southerly margin of Tusculum Road; thence South 74Â° 39' West 302 feet along the new relocated southerly margin of the Tusculum Road, the same being parallel to and 30 feet from the new relocated center line of Tusculum Road to a point, thence North 6Â° 33' West 9 feet along the property line between Thomason and Hill to a point on the present southerly margin of Tusculum Road; thence North 73Â° 12' East 162.67 feet along the present southerly margin of Tusculum Road to the point of beginning and containing 2617 square feet, more or less.

Being part of the same property conveyed to Titan Real Estate Group, LLC, by Warranty Deed, from James Rolland Thomason, II, Trustee of the Thomason House Trust, of record in Instrument Number 20160921-0099730, in the Register's Office of Davidson County, Tennessee, dated September 14, 2016 and recorded on September 21, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT RE-SUBDIVISION OF PART OF LOTS #47 & #54 ON THE PLAN OF O. B. HAYES ROKEBY ADDITION, as recorded at Instrument No. 20201006-0115875.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF O. B. HAYES, as recorded in Plat Book 21, Page(s) 87.

This is improved property located at 1513 16th Avenue South,0 and 73 Tusculum Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ___ day of March, 2020.

Groveland Investment Group, a Tennessee general partnership

By: _____
Daniel C. Stephen, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Daniel C. Stephen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Groveland Investment Group, a Tennessee general partnership, the within named bargainor, and that he as Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner

Witness my hand and official seal at office, this 6th day of October, 2020.

_____
Notary Public

